

**Peebles & District Community Council**  
**Planning Conveners Report**  
**July 2022**

1.0 General

- 1.1 **Local Development Plan 2** – It seems staff at SBC are now pulling together all the documentation required for the LDP to be passed to the next stage. by the Examiner/Reporter assigned by the Scottish Government. The time scale appears to be stretching and it could be another 12-months before we hear anything.
- 1.2 **Ballantyne Place** – No change
- 1.3 **Victoria Park steps** to Springhill Road – PCC has had several queries and adverse comment from residents relating to the closure of the steps and construction of the ramp without any attempt at consultation. This writer agrees with the feedback. The steps did require maintenance; however, the cost of maintenance would have been significantly lower than the cost of repair. Further, the argument that a disabled access was required at this point is incorrect. There is access both to the east and west and the disabled users at the point in question will be few and far between. Nor has consideration been given to the legacy left by Miss McKenzie of the crocus beds, now covered by an earthen bank and the potential damage to trees caused by the new bank being some way up the tree trunks. The writer considers the Common good fund could have been better served by a repair.
- 1.3.1 Although the steps are in the conservation area, SBC have argued that there is no requirement to obtain planning consent for the change. SBC stating that it is exempted under Class 30 of the GPDO [Town and Country Planning (General Permitted Development) (Scotland) Order 1992] A query was made to ascertain if Article 4s applied and we were informed that these were rescinded in 2012.

2.0 Planning Applications - Current Interest

- 2.1 **Tweedbridge Court** 19/01471/FUL – No change
- 2.2 **Kingsmeadows House, Peebles** – 19/00182/PPP (New Flats) - No change and we will keep an eye on it
- 2.3 **Cloich Windfarm** –21/01134/S36 – No change
- 2.4 **Scawd Windfarm** – 20/00880/SCO – No change
- 2.5 **Castle Venlaw** – 21/00939/FUL 20/01493/LBC (Revision to LBC 18/01286/LBC) – 18/01287/FUL (Location of heat pumps)
- 2.5.1.1 No follow up on portal since November
- 2.5.2 **Edderston Farm change of use to Events Venue** – Ref No: 21/01327/FUL. - No change since January
- 2.6 **Erection of 3 no holiday pods** – Land East of Park Hotel, Innerleithen Road, Peebles – Ref No: 22/00091/FUL
- 2.6.1 There is new detail on the planning portal. Originally when we discussed this application, we were unable to take a position due to the diverse views of the committee. This writer, having studied the new documents and in particular the design statement considers that this proposal is acceptable. Therefore, **the recommendation** is to leave the decision to SBC.

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- 2.7 **Erection of new school and other facilities** – Ref No: 22/00271/FUL – This has now been approved following improvements to the original proposals relating to the sports provision. At first sight this looked satisfactory. However, having read the letter in Peeblesshire 08/07/22 from the two UKA athletics coaches, G & L Nicholson, this writer shares their concerns. Particularly relating to the 400m track, if indeed it is to be constructed on a sloping, bumpy, rabbit scraped waterlogged site as described. The **recommendation** is that PCC should endorse the concerns raised in the letter and question how these may be addressed.

3.0 New Planning Applications

The writer recommends no action on any of the following subject to PCC agreement.

- 3.1 **Work to trees** – Cuddyside path – Ref No: 22/01091/TPO
- 3.2 **Alterations to internal layout** – 47 – 1 March Street, Peebles – Ref No: 22/01049/LBC
- 3.3 **Alterations to remove suspended ceiling** – Burgh Hall, high Street, Peebles – Ref No: 22/01018/LBC – **Please note the addendum to this report, “Chambers Institution – Report for PCC Meeting 14 July 2022”**
- 3.4 **Change of use from existing class 4 office to class 11 gymnasium (retrospective)** – Units 9 & 10 Cavalry Park, Peebles – Ref No: 22/00983/FUL
- 3.5 **Alterations and extension to dwellinghouse** – Marybank, 9 Murray Place, Peebles – Ref No: 22/00955/FUL
- 3.6 **Erection of replacement vehicle workshop** – Land and shed north of car showroom, George street, Peebles – Ref No: 22/00952/FUL
- 3.7 **Discharge of planning obligation pursuant to planning permission** – Garden ground of Ailort, Langside Drive, Peebles – Ref No: 22/00937/MOD75
- 3.8 **Alterations to dwellinghouse** – 30 Northgate, Peebles – Ref No: 22/00924/FUL
- 3.9 **Refurbishments and alterations to first floor windows** – Kerfield House, Innerleithen road, Peebles – Ref No: 22/00920/FUL and 22/00914/LBC
- 3.10 **Siting of storage container** – Land south of Peebles RFC pavilion, Neidpath road, Peebles – Ref No: 22/00911/FUL

4.0 Previous Planning Applications removed from this report (No ongoing interest to PCC)

- 4.1 **Work to Tree** – the Croft, chambers terrace, Peebles – Ref No: 22/00861/TCA
- 4.2 **Erection of Dwellinghouse and integral garage** – Site east of Dogcraig Cottage, Scotsmill, Peebles – Ref No: 22/00850/FUL
- 4.2.1 Applications for this site have been made several times over the last 20 years. In 1998, 1999, 2003 and 2020. In 2020, the Planning Officer refused the application. The developer went to local appeal and the local review body overturned the Planning officer’s decision.

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As planning permission is now agreed in principle, then fundamentally the issue is to ensure that the proposals are in keeping with the location. The writer considers the development to be suitable.

- 4.3 **Replacement Windows** – 13A Rosetta Road, Peebles – Ref No: 22/00842/FUL
- 4.4 **Alterations and dormer extension to dwellinghouse** – 11 tweed Avenue, Peebles, EH45 8AS – Ref No: 22/00788/FUL
- 4.5 **Alterations to garage to form additional accommodation** – 15 Ballantyne Place, Peebles – Ref No: 22/00775/FUL
- 4.6 **Alterations to garage to form additional accommodation** – 22 Kittlegairy View, Peebles – Ref No: 22/00751/FUL

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**5.0 Scottish Borders Community Council Network (SBCCN)**

James Anderson who took over the Chair from Colin McGrath has been appointed as an elected councillor and therefore the Chair is now vacant. Until there is another meeting of the SBCCN there is a hiatus. However, as usual with all voluntary organisations, this may be difficult to resolve. [Unchanged](#)

**6.0 The Proposed Additional High Street Pedestrian Crossing**

The following received from Philippa Gilhooly

“We anticipate the works associated with the new Peebles puffin crossing at Eastgate will commence during the week of 18 July. Once the civil works are complete then Siemens will come in to install the signal heads and commission the crossing. We are expecting Siemens mid-August to allow Scottish Power sufficient time to carry out their connection works”.

The writer still finds this astounding:

1. The original consultation was a bolt on to that considering cycle lanes and had no detail of either location or construction. Only 51% of respondents wanted it and we know of several who changed their minds when the detail was published.
2. We were informed that Sustrans had made the recommendation in a report. A Freedom of information request identified that there was no such report.
3. We were then informed that this was an accident black spot. Published data demonstrates that this is not correct and that the few accidents recorded are equally spaced along the road from the mini roundabout at the west end of the High Street to the roundabout at the east end.
4. Apart from a consensus amongst many in the town that the location is seriously flawed, there will be a high cost to the public purse when more important issues such as potholes are ignored. How much is the cost?

**7.0 Peebles Parking Working group**

No change

**8.0 Common Good**

Councillor Tatler has been reappointed to the Chair

Note item 1.3 – Victoria Park steps

A meeting will be held on the 12.07.22, which will be after this report is published.